

U.S. ENVIRONMENTAL PROTECTION AGENCY
 POLLUTION/SITUATION REPORT
 Murphy Building Removal - Removal Polrep

US EPA RECORDS CENTER REGION 5



436870



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
 Region V

Subject: POLREP #2
 Murphy Building Removal
 C5G3
 East St. Louis, IL
 Latitude: 38.6272680 Longitude: -90.1580340

To: Richard Karl, USEPA
 Jason El-Zien, U. S. EPA
 Mark Durno, USEPA
 Marc Colvin, USEPA
 John Glover, USEPA
 Mark Johnson, ATSDR
 Jeff Kelley, USEPA
 Carl Norman, USEPA
 Bruce Everetts, Illinois EPA
 Tom Crause, Illinois EPA
 Chris Cahnovsky, Illinois EPA
 Tom Miller, Illinois EPA
 Ron Robeen, Illinois EPA
 Mark Wagner, City of East St. Louis, IL
 D Hudson, City of East St. Louis, IL

From: Kevin Turner, OSC

Date: 2/28/2013

Reporting Period: 12/17/2012 through 2/28/2013

1. Introduction

1.1 Background

Site Number:	C5G3	Contract Number:	
D.O. Number:	110	Action Memo Date:	
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	11/28/2012	Start Date:	11/28/2012
Demob Date:		Completion Date:	
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Time Critical Removal Action – Extensive water damage and disrepair to the building along with

trespasser and vandalism to asbestos containing materials (ACM) pipe-wrap create hazardous human health conditions. The buildings' poorly maintained and dilapidated state has caused loose and friable asbestos conditions creating an on-going release of asbestos fibers.

1.1.2 Site Description

The Site is a six-story former professional office building that has not been properly maintained and fallen into disrepair. The Site is in the middle of the downtown business district of East St. Louis, IL. The light-rail MetroLink rapid transit system serving the Illinois side of the St. Louis Metropolitan area is to the southwest and directly behind the Site property.

1.1.2.1 Location

The Murphy Building Site is located at 234 Collinsville Avenue just west of the intersection of Collinsville Avenue and St. Louis Avenue in East St. Louis, St. Clair County, Illinois, 62201. Retail clothing stores, a retail specialty shop, a night club and many abandoned properties are located immediately and all around the Site.

1.1.2.2 Description of Threat

Every room of the Murphy Building contains extensive amounts of building debris and rubble from weather eroded conditions of the building construction materials, vandalism and scrap-steel theft. The basement and first-floor have piles of building materials that stand as high as 4-feet. The fire escapes and concrete landings located on the backside of the building have fallen and pose a significant safety concern. Vandalism scrapping activities have left a large amount of ACM pipe-wrap, ACM impacted rubble and extensive building material debris on the Site, exposed to weathering conditions.

Friable asbestos is a listed hazardous substance under 40 C.F.R. § 302.4. IEPA and U.S. EPA testing has found friable asbestos within the structure and debris at the Site. Friable asbestos in the debris has the potential to leave the Site via airborne migration.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Due to the deteriorated condition of the Murphy Building, the City of East St. Louis has tried but failed to get the owner of the building to address the structural and asbestos concerns. Additionally the City recently issued a Notice of Condemnation for the building. As a community, East St. Louis is currently experiencing new development and stabilization of the community through increased housing and commercial activity and is working hard in the re-vitalization of this area, which is the heart of downtown East St. Louis, Illinois.

On September 21, 2011, representatives from the Illinois Environmental Protection Agency (IEPA) Regional Office in Collinsville conducted an inspection of the Site and collected samples of ACM impacted building materials. Most notably these samples came from debris piles strewn about inside and outside the building. The IEPA lab sample results concluded that ACM is present inside and outside the building and comingled with debris piles.

The IEPA officially referred the Site to the agency on March 20, 2012. As a result of that referral, the U.S. EPA took steps to conduct a Site Assessment on May 30 and 31, 2012, and to document the known threats to human health and the environment. Observation made during the Site Assessment and previous site tours found extensive water damage to the building along with trespasser and vandalism to ACM pipe-wrap. These conditions have caused loose and friable asbestos conditions. Although there is a locking gate to the front facade entrance to the site, scrap metal and vandalism access is observed from the backside of the building. Also, evidence of the unfettered access comes from homeless persons who have placed two mattresses on the floors in several rooms. Scrap steel theft and vandalism was also observed within the building during the Site Assessment. Degradation of interior building systems is creating additional ACM and asbestos fiber release(s) in construction rubble and debris and a release into the air.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

U.S. EPA has mobilized ERRS and START contractors to assist with the removal of ACM pipe-wrap, ACM building materials and ACM debris piles found throughout the building and debris piles on the first and basement floors.

2.1.2 Response Actions to Date

On November 28, 2012, US EPA began to mobilize ERRs, Environmental Restoration, LLC (ER, LLC) contractor to the site to begin site clearing and grubbing activities. Track mounted equipment along with a chain saw was used to remove trees that created an impediment to ingress/egress to the back of the Murphy Building. START, Weston Solutions, Inc. was tasked to initiate photo-documentation of work activities and maintain clean-up progress.

On December 11, 2012, a sub-contractor to ER, LLC, Haydon Wrecking Company, initiated and completed partial demolition on the backside of the building to remove dangling concrete and rebar which possess a significant safety concern for safe ingress/egress into the building.

On December 13, 2012, an engineering company, Structures, Inc. performed a structural inspection of the entire building. This was done after the partial demolition activities to assess the structural integrity of building prior to building entry. The preliminary assessment of the structural engineer inspection was favorable to allow personnel entry into the entire structure.

ERRs and START contractors remobilized to the site on January 28, 2013. A rented scissors-lift was used to facilitate building ingress/egress for floors 2-5. Walkways were cleared of debris in order to remove slip/trip/falls concerns. Also, the existing stair treads inside the building were repaired to allow safe access to the upper floors.

On January 29, 2013, ERRs, work crews initiated the collection of all intact fluorescent light bulbs. Also, non-asbestos building debris from partial demolition activities was stockpiled on the east side of the building.

On January 30, 2013, START initiated a perimeter air monitoring program for asbestos fiber releases. Also, ERRs, work crews began deconstruction of select interior walls to facilitate removal of asbestos pipe-wrap via the glove-bag removal technique inside the elevator shaft.

On February 4, 2013, ERRs, work crews started glove-bag asbestos pipe-wrap removal techniques.

On February 6, 2013, ERRs, work crews initiated wetting down debris on the basement floor. Some interior walls in the basement were removed for safe access and for future asbestos impacted debris removal.

On February 26, 2013, ERRs, work crews initiated removal of asbestos containing materials from the boiler located in the basement.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Pending at this time.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
Asbestos Containing Materials along with Miscellaneous Building Debris and Rubble	ACM >1% Construction Debris	None at this time	None at this time	Land disposal	Landfill (Special Waste) Subtitle Class "D"

General Construction Debris	Construction Debris	174.09 tons		Land disposal	Landfill Subtitle Class "D"
Mercury containing fluorescent bulbs	Mercury containing	141 bulbs		Retort	Reclamation

R5 Priorities Summary		
This is an Integrated River Assessment.	Miles of river systems cleaned and/or restored	NA
	Cubic yards of contaminated sediments removed and/or capped	NA
	Gallons of oil/water recovered	NA
	Acres of soil/sediment cleaned up in floodplains and riverbanks	NA
Stand Alone Assessment	Acres Protected	.5
	Number of contaminated residential yards cleaned up	0
	Human Health Exposures Avoided	3.14
	Number of workers on site	10
Contaminant(s) of Concern		
Contaminant(s) of Concern	Asbestos, mercury containing light bulbs	

2.2 Planning Section

2.2.1 Anticipated Activities

2.2.1

1. Maintain a Project Office and Staging Area – A fenced in staging area will be used to store the project field office and maintain heavy equipment used to manage the clean-up.
2. Maintain a contract with a local guard service to eliminate problems with theft and vandalism.
3. Maintain safe ingress/egress point(s) into the Building – Utilize a scissors-lift for safe entry into the Murphy Building.
4. Maintain an asbestos perimeter monitoring program during abatement activities.
5. Abate friable asbestos materials - Remove all ACM pipe-wrap and ACM impacted debris piles. This includes the abatement of a large boiler in the basement.
6. ACM Disposal – Appropriately containerize and transport all ACM impacted building debris for off-site disposal.
7. Boiler Room ACM – Disassemble the boiler and surrounding ACM brickwork.
8. Restoration – Remove all site security fencing as necessary, import clean topsoil and over-seed disturbed areas within the site staging area.

2.2.1.1 Planned Response Activities

- Remove all project ACM pipe-wrap along with ACM impacted debris and fluorescent light bulbs for appropriate off-site disposal.
- Adjust the crew size to meet the needs to the abatement approach.

2.2.1.2 Next Steps

- Continue to remove and dispose of non-ACM debris as appropriate.
- Continue removal of ACM pipe-wrap and ACM impacted debris.
- Removal ACM from the boiler located in the basement.

2.2.2 Issues

In the early morning hours of February 11 and 12, 2013, the site experienced vandalism and theft of the decontamination trailer along with specialized asbestos equipment and supplies. A security services firm has been retained to guard the site during night time hours.

Cold weather may create weather delays to the project activities and schedule.

2.3 Logistics Section

No information available at this time.

2.4 Finance Section**2.4.1 Narrative**

A task order was issued to ER, LLC., on:
11/8/2012 for \$200,000.

Total expended to date is: \$135,000 as of 2/28/13

The START Technical Directive Document was issued for \$25,000 on 11/24/2012. A total of \$19,127 has been spent as of 2/28/13.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$200,000.00	\$135,002.00	\$64,998.00	32.50%
TAT/START	\$25,000.00	\$19,127.00	\$5,873.00	23.49%
Intramural Costs				
USEPA - Direct	\$35,000.00	\$21,341.00	\$13,659.00	39.03%
Total Site Costs	\$260,000.00	\$175,470.00	\$84,530.00	32.51%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

2.5.1 Safety Officer

Safety Meetings are held every morning and before the beginning a new work assignment.

2.5.2 Liaison Officer

2.5.3 Information Officer

3. Participating Entities

3.1 Unified Command

US EPA is directing all work in the removal effort.

3.2 Cooperating Agencies

The Illinois Environmental Protection Agency has been notified.

4. Personnel On Site

US EPA -- 1
START -- 1
ERRS -- 8

5. Definition of Terms

ACM – Asbestos Containing Materials
ER, LLC, - Environmental Restoration Limited Liability Corporation
ERRS - Emergency and Rapid Response Services
FPN - Federal Project Number
HASP - Health and Safety Plan
IEPA – Illinois Environmental Protection Agency
NA - Not Applicable
OSC - On-Scene Coordinator
PCBs – Poly-Chlorinated Biphenyl's
POLREP - Pollution Report
PACM – Presumed Asbestos Containing Materials
PRP - Potentially Responsible Party
START - Superfund Technical Assessment and Response Team

6. Additional sources of information

No information available at this time.

7. Situational Reference Materials

No information available at this time.





